

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/757

- Applicant** : Surplus Success Engineering Limited (成利工程有限公司) represented by R-riches Planning Limited
- Site** : Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
- Site Area** : 864m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) which is zoned “AGR” on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years, and filling of land within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is currently vacant and largely covered by bare soil with overgrown (**Plan A-4**).
- 1.2 According to the applicant, the current application is to facilitate the relocation of the warehouse business at Lot 1523 RP (Part) in D.D. 119 in Tong Yan San Tsuen (TYST), Yuen Long which will be resumed by the Government for the implementation of Second Phase development of the Yuen Long South New Development Area (YLS NDA). The applicant has conducted a thorough site selection process before identifying the Site as the most suitable site for relocation. The size of the Site (i.e. about 864 m²) is comparable to its previous operation (i.e. about 1,283 m²).
- 1.3 The Site is accessible via a local track leading from Tai Shu Ha Road West with an ingress/egress point at the east (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposal consists of five one to two-storey structures (3 to 7m in

height) for warehouses with ancillary site office, meter rooms and toilet with a total floor area of not more than 377 m². The remaining open-air area of about 515 m² (60%) is mainly for circulation area to support the daily operation. One parking space for private car (5m x 2.5m) and one loading/unloading space for light goods vehicle (7m x 3.5m) will be provided within the Site. The applicant also proposes filling of land for the entire site (i.e. 864 m² with concrete in depth of about 0.2m) (**Drawing A-3**) for site formation, car parking and manoeuvring. No storage of dangerous goods would be carried out on the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Plans showing the vehicular access, site layout, land filling plan and swept path analysis submitted by the applicant are at **Drawings A-1 to A-4** respectively.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 3.12.2025 (**Appendix I**)
- (b) Further Information (FI) received on 15.1.2026* (**Appendix Ia**)
- (c) FI received on 23.2.2026* (**Appendix Ib**)
*[*accepted and exempted from publication and recounting requirements]*

1.5 On 23.1.2026, the Rural and New Town Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ib**. They can be summarised as follows:

- (a) the applicant has spent efforts on identifying the Site for relocating the affected business operations in TYST;
- (b) the affected business operation in TYST was covered by various planning applications (No. A/YL-TYST/907, 1081 and 1268) for the same use, which were approved by the Committee between 2018 and 2024;
- (c) the proposed use is not incompatible with the surrounding areas;
- (d) the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) and relevant environmental protection/pollution control ordinances to minimise any potential environmental impacts on nearby water bodies;
- (e) the application is temporary in nature and approval of the application would not frustrate the long-term planning intention of the “AGR” zone; and
- (f) similar applications within the same “AGR” zone for the same use were approved by the Board.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to the Shap Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to any planning enforcement action.

5. Previous Application

There is no previous application concerning the Site.

6. Similar Applications

6.1 There are eight similar applications (No. A/YL-TT/575, 608, 648, 651, 671, 717, 739 and 741) for temporary warehouse with/without associated filling of land within the same “AGR” zone in the past five years. All the applications were approved with conditions by the Committee each for a period of three years between 2022 and 2025 mainly on the considerations that the temporary use would not jeopardise the long-term planning intention of the “AGR” zone; being not incompatible with the surrounding uses; having policy support of the Secretary for Development (SDEV) (for applications No. A/YL-TT/575, 608 and 651) and the departmental comments could be addressed by implementation of approval conditions. Details of these similar applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6.2 For Members’ information, planning application No. A/YL-TT/758 for the same use within the subject “AGR” zone will also be considered by the Committee at this meeting (**Plan A-2**).

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) currently vacant and largely covered by bare soil with overgrown; and
- (b) accessible via a local track leading from Tai Shu Ha Road West.

7.2 The surrounding areas are rural in character comprising predominantly open storage/storage yards (one is covered by valid planning permission under planning application No. A/YL-TT/675) intermixed with temporary structures, orchard/farmland and vacant/unused land.

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities in the subject “AGR” zone.

9. Comments from Relevant Government Bureau/Departments

- 9.1 Apart from the government bureau and department as set out in paragraphs 9.2 and 9.3 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.
- 9.2 The following government bureau supports the application:

Policy Aspect

9.2.1 Comments of the SDEV:

- (a) the application is to facilitate relocation of a warehouse for storage of construction materials, construction machinery, used electrical/electronic appliances and parts, and scrape metal in Yuen Long, which has been affected by the Second Phase development of YLS NDA. According to the applicant, a site search was conducted with a view to identifying suitable site for re-establishment of the affected business operations. The Site is considered the most suitable for the relocation which is of similar size as the business affected by the Government; and
- (b) in view of the above and subject to no adverse comment on land use compatibility and technical aspects from relevant departments, the application is supported from the policy perspective.

- 9.3 The following government department does not support the application:

Agriculture and Nature Conservation

9.3.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) the Site falls within the “AGR” zone and is generally vacant. There are active agricultural activities in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective;

- (b) no adverse comment from nature conservation point of view; and
- (c) to note his advisory comments as detailed in **Appendix IV**.

10. Public Comments Received During the Statutory Publication Periods

On 12.12.2025, the application was published for public inspection. During the statutory publication periods, two public comments were received from an individual and Kadoorie Farm & Botanic Garden Corporation (**Appendix V**) objecting the application mainly on the grounds that there is no previous application at the Site; the proposed use may bring fire concern to the area, and the proposal is not in line with the policy intention of the Agricultural Priority Area.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the Site which is zoned “AGR” on the OZP. The proposed use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from agricultural perspective mainly on consideration that the Site possesses potential for agricultural rehabilitation. Nevertheless, according to the applicant, the application is to facilitate the relocation of business operation affected by the Second Phase development of YLS NDA. The Site (i.e. about 864 m²) is in a comparable size of its previously affected business operation in TYST (i.e. about 1,283 m²), and the Site is most suitable for relocation after a thorough site search process by the applicant. To facilitate relocation of the business operation affected by the YLS NDA and provide operating space for displaced brownfield operations still needed by the community, SDEV supports the application from the policy perspective. Taking into account the above and the planning assessments below, there is no objection to the application on a temporary basis for a period of three years.
- 11.2 The application also involves proposed filling of land for the entire site (i.e. 864 m²) with concrete of not more than 0.2m in depth for site formation, car parking and manoeuvring. Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from drainage and environmental perspectives respectively. As the Site is zoned “AGR”, an approval condition requiring reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 11.3 The proposed use is considered not incompatible with the surrounding areas comprising predominantly open storage/storage yards intermixed with temporary structures, orchard/farmland and vacant/unused land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.
- 11.4 Other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services, have no objection to or no adverse

comment on the application from traffic and fire safety aspects respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. The applicant will also be advised to follow the latest “CoP” to minimise potential environmental nuisances on the surrounding areas.

- 11.5 Eight similar applications within the subject “AGR” zone were approved by the Committee between 2022 and 2025 as mentioned in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.
- 11.6 Regarding the public comments as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.5 above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 17.4.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.10.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.1.2027;
- (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.10.2026;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.1.2027;
- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (h) upon expiry of the planning permission, the reinstatement of the application site, including the removal of fill materials and hard paving and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use with associated filling of land is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 3.12.2025
Appendix Ia	FI received on 15.1.2026
Appendix Ib	FI received on 23.2.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Vehicular Access Plan
Drawing A-2	Layout Plan
Drawing A-3	Site Paving Plan
Drawing A-4	Swept Path Analysis
Plan A-1	Location Plan with Similar Applications

Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
APRIL 2026**